

BLACKBURN POINT MARINA VILLAGE COA, INC.
FINANCIAL REPORTS
May 31, 2016

Prepared By: Sunstate Association Management Group, Inc.

06/11/16

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of May 31, 2016

	May 31, 16
ASSETS	
Current Assets	
Checking/Savings	
1010 · Stonegate Opr 6885	
Due to/from Operating	(4,447.52)
1010 · Stonegate Opr 6885 - Other	51,766.68
Total 1010 · Stonegate Opr 6885	47,319.16
1210 · Stonegate MM Res 6893	
Due to/from Reserves	4,447.52
1210 · Stonegate MM Res 6893 - Other	99,287.66
Total 1210 · Stonegate MM Res 6893	103,735.18
Total Checking/Savings	151,054.34
Accounts Receivable	
1310 · Accounts Receivable	(3,691.36)
Total Accounts Receivable	(3,691.36)
Other Current Assets	
1610 · Prepaid Insurance	5,377.03
1800 · Deposits	1,443.47
Total Other Current Assets	6,820.50
Total Current Assets	154,183.48
TOTAL ASSETS	154,183.48
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	880.39
Total Accounts Payable	880.39
Other Current Liabilities	
3050 · Deferred Revenue	11,689.31
Total Other Current Liabilities	11,689.31
Total Current Liabilities	12,569.70
Long Term Liabilities	
Reserves	
5141 · Misc Bldg Components	2,212.50
5142 · Misc Site Improvements	1,696.50
5146 · Furniture/Fixtures/Equip	1,680.00
5300 · Bldg Restoration/Paintin	12,769.14
5320 · Paving/Roads	36,464.40
5400 · Roofing	48,059.27
5490 · Reserve Interest Current	110.81
6491 · Res Interest Prior Yrs	742.56
Total Reserves	103,735.18
Total Long Term Liabilities	103,735.18
Total Liabilities	116,304.88
Equity	
30000 · Opening Balance Equity	35,187.57
Net Income	2,691.05
Total Equity	37,878.62
TOTAL LIABILITIES & EQUITY	154,183.50

**Blackburn Point Marina Village Condominium Assn., Inc.
Revenue & Expense - Budget vs Actual**

06/11/16

May 2016

	May 16	Budget	\$ Over Budget	Jan - May 16	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,206.80	10,206.83	(0.03)	51,034.00	51,034.19	(0.19)	122,482.00
6210 · Reserve Fee	1,482.51	1,482.51	0.00	7,412.54	7,412.51	0.03	17,790.08
6340 · Late Fee/Penalty	0.00	0.00	0.00	(331.05)	0.00	(331.05)	0.00
6910 · Interest - Operating	7.04	0.00	7.04	25.94	0.00	25.94	0.00
6920 · Interest Reserves	21.08	0.00	21.08	141.47	0.00	141.47	0.00
Total Income	11,717.43	11,689.34	28.09	58,282.90	58,446.70	(163.80)	140,272.08
Total Income	11,717.43	11,689.34	28.09	58,282.90	58,446.70	(163.80)	140,272.08
Expense							
Administrative							
7040 · Licenses & Fees	0.00	46.83	(46.83)	137.25	234.19	(96.94)	562.00
7100 · Insurance Expense	2,824.89	2,458.33	366.56	13,899.61	12,291.69	1,607.92	29,500.00
7150 · Professional Fees Legal	0.00	50.00	(50.00)	0.00	250.00	(250.00)	600.00
7170 · Admin Fees, Tax Prep Acc	7.50	16.25	(8.75)	187.50	81.25	106.25	195.00
7200 · Management Fees	650.00	651.08	(1.08)	3,253.27	3,255.40	(2.13)	7,813.00
7250 · Office Supplies/Svc/Misc	97.05	108.33	(11.28)	606.98	541.69	65.29	1,300.00
7260 · Postage and Delivery	0.00	33.33	(33.33)	287.28	166.69	120.59	400.00
7400 · Telephone	0.00	62.50	(62.50)	210.49	312.50	(102.01)	750.00
Total Administrative	3,579.44	3,426.65	152.79	18,582.38	17,133.41	1,448.97	41,120.00
Grounds							
7520 · Irrigation Main/Repr/Svc	0.00	41.67	(41.67)	123.53	208.31	(84.78)	500.00
7600 · Landscape Contract	1,310.58	1,266.67	43.91	6,547.04	6,333.31	213.73	15,200.00
7650 · Landscape Svcs/Replc/Oth	0.00	291.67	(291.67)	144.00	1,458.31	(1,314.31)	3,500.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	1,458.31	(1,458.31)	3,500.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	0.00	416.69	(416.69)	1,000.00
Total Grounds	1,310.58	1,975.01	(664.43)	6,814.57	9,874.93	(3,060.36)	23,700.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	329.40	625.00	(295.60)	2,044.90	3,125.00	(1,080.10)	7,500.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	717.61	208.31	509.30	500.00
8150 · Operations Gate Expense	572.50	50.00	522.50	1,472.50	250.00	1,222.50	600.00
8220 · Pest Control Int	0.00	83.33	(83.33)	1,425.00	416.69	1,008.31	1,000.00
Total Maintenance	901.90	800.00	101.90	5,660.01	4,000.00	1,660.01	9,600.00
Pool and Recreation							
8400 · Pool Maintenance Contrac	260.00	320.00	(60.00)	1,510.00	1,600.00	(90.00)	3,840.00
8420 · Pool Equip/Deck Main/Rep	685.98	83.33	602.65	800.98	416.69	384.29	1,000.00
8430 · Pool Janitor Cleaning Sv	404.80	140.00	264.80	854.80	700.00	154.80	1,680.00
Total Pool and Recreation	1,350.78	543.33	807.45	3,165.78	2,716.69	449.09	6,520.00

Blackburn Point Marina Village Condominium Assn., Inc.
Revenue & Expense - Budget vs Actual
 May 2016

06/11/16

	<u>May 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - May 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Utilities							
8620 · Electrical Expense	424.18	541.67	(117.49)	2,277.89	2,708.31	(430.42)	6,500.00
8640 · Gas - Pool Heater	523.87	429.17	94.70	2,148.49	2,145.81	2.68	5,150.00
8660 · TV Cable (46.68 per unit)	1,020.98	887.00	133.98	4,500.49	4,435.00	65.49	10,644.00
8700 · Water & Sewer	847.39	1,364.75	(517.36)	3,505.72	6,823.75	(3,318.03)	16,377.00
Total Utilities	<u>2,816.42</u>	<u>3,222.59</u>	<u>(406.17)</u>	<u>12,432.59</u>	<u>16,112.87</u>	<u>(3,680.28)</u>	<u>38,671.00</u>
Total Expense	<u>9,959.12</u>	<u>9,967.58</u>	<u>(8.46)</u>	<u>46,655.33</u>	<u>49,837.90</u>	<u>(3,182.57)</u>	<u>119,611.00</u>
Net Ordinary Income	<u>1,758.31</u>	<u>1,721.76</u>	<u>36.55</u>	<u>11,627.57</u>	<u>8,608.80</u>	<u>3,018.77</u>	<u>20,661.08</u>
Other Income/Expense							
Other Expense							
Other							
9710 · Contingency Fund	0.00	239.25	(239.25)	0.00	1,196.25	(1,196.25)	2,871.00
9970 · Transfer to Reserves	21.08	1,482.51	(1,461.43)	8,936.52	7,412.51	1,524.01	17,790.08
Total Other	<u>21.08</u>	<u>1,721.76</u>	<u>(1,700.68)</u>	<u>8,936.52</u>	<u>8,608.76</u>	<u>327.76</u>	<u>20,661.08</u>
Total Other Expense	<u>21.08</u>	<u>1,721.76</u>	<u>(1,700.68)</u>	<u>8,936.52</u>	<u>8,608.76</u>	<u>327.76</u>	<u>20,661.08</u>
Net Other Income	<u>(21.08)</u>	<u>(1,721.76)</u>	<u>1,700.68</u>	<u>(8,936.52)</u>	<u>(8,608.76)</u>	<u>(327.76)</u>	<u>(20,661.08)</u>
Net Income	<u><u>1,737.23</u></u>	<u><u>0.00</u></u>	<u><u>1,737.23</u></u>	<u><u>2,691.05</u></u>	<u><u>0.04</u></u>	<u><u>2,691.01</u></u>	<u><u>0.00</u></u>